

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम-
१९६६ चे कलम-३१ अन्वये विकास नियंत्रण
नियमावली मंजूर करणेबाबत.
कल्याण-डोंबिवली विकास नियंत्रण नियमावली

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क्रमांक:टिपीएस-१२०२/४६०/प्र.क्र.४१/०२/नवि-१२

मंत्रालय, मुंबई-४०००३२

दिनांक:-१ डिसेंबर, २००५

शासन निर्णय:- सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात दिनांक ७ डिसेंबर, २००५ पर्यंत प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(सुधाकर नागनुरे)
उपसचिव

प्रति,

विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी-मुंबई.

आयुक्त, कल्याण-डोंबिवली महानगरपालिका, जि.ठाणे.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक नगर रचना, कोकण विभाग, कोकण भवन, नवी-मुंबई.

जिल्हाधिकारी, ठाणे.

सहायक संचालक नगर रचना, ठाणे शाखा, जिल्हाधिकारी कार्यालय, ठाणे.

सहायक संचालक, माहिती व जनसंपर्क संचालनालय, मंत्रालय समोर, मुंबई.

व्यवस्थापक शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती की, सोबतची शासकीय नोटीस महाराष्ट्र शासनाच्या असाधारण राजपत्रात भाग-१ कोकण विभागीय पुरवणी भाग-१ प्रसिध्द करावी व त्याच्या प्रत्येकी ५० प्रती या विभागास व आयुक्त, कल्याण-डोंबिवली महानगरपालिका, जि.ठाणे व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात)

✓ कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यांत येते की, सदरहू सूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी निवडनस्ती (कार्यासन नवि-१२)

GOVERNMENT OF MAHARASHTRA

Urban Development Department

Mantralaya, Mumbai-400 032.

Date : 1st December 2005.

NOTIFICATION

Maharashtra Regional and Town Planning Act, 1966.

No. TPS-1202/460/CR-4/2002/UD-12 : - Whereas, the Government of Maharashtra vide urban development department's notification No. KCC- 1082/229/CR-18/82(i)/UD-20 dated 26 September, 1983 Constituted the Kalyan Municipal Corporation, the limits of which are reconstituted vide Urban development departments notification no. KCC-3090/1012/CR-103/90(i)/UD-23 Dated 10th April 1992 and the name of Kalyan Municipal Corporation is subsequently changed as the Kalyan-Dombivali Municipal Corporation (Hereinafter referred to as "the said Municipal Corporation"):

And whereas, the said authority by its administrative resolution no. 552, dated 20th December 1993 made a declaration under sub-section (1) of section 23 of the Maharashtra Regional and Town Planning Act no. XXXVII of 1966 (hereinafter referred to as "the said Act") of its intention to revise the development plan sanctioned for the area within the jurisdiction of the erstwhile Kalyan and Dombivali Municipal Council limit as per the provision of section 38 of the said Act and to prepare and publish revised Draft Development Plan for the area (hereinafter referred to as the said Revised Draft Development Plan) and to prepared and published draft development plan for the part of the said Municipal Corporation for the remaining area (hereinafter referred to as "the said Draft Development Plan") within the jurisdiction of the said municipal corporation under provisions of the sub-section (2) of the section 21 of the said act, and the notice of said declaration was published in the Maharashtra Government Gazette, Konkan Division, part-II, dated 23rd Dec 1993 on page no. 2142, 2143, 2144.

And whereas Government of Maharashtra by its Notification issued from time to time has extended the time limit up to 30th September 1999 to prepare the said Draft Development Plan for the said Municipal Corporation.

And whereas, the said Municipal Corporation Published a notice under section 26(1) of the said Act, in the Maharashtra Government Gazette, Part 2 page no. 2353 on 05-12-1996 regarding publication of the said Draft Development Plan for inviting suggestion and objection from the public on the proposals of the said Draft Development Plan.

And whereas the said Municipal corporation by its resolution No. 246, Dated 04-04-1997 constituted Planning Committee for hearing suggestions and objections received in respect of the said draft development plan proposals and under the provisions of section 28 sub-section (2) of the said Act, Government of Maharashtra by its resolution no. TP3-1297/352/CR-27/97/UD-12, dated 7th July 1997 appointed four experts on the Planning Committee;

And whereas, the Planning Committee after giving hearing to the concerned persons submitted its report under section 28(3) of the said Act to the Planning Authority on dated 20th October 1999. And whereas considering the report submitted by the Planning Committee the Kalyan Dombivali Municipal Corporation being a Planning Authority vide its general body resolution no. 51,52 and 53 dated 2nd November 1999 published the said plan so modified for the information for the public as provided under section 28(4) of the said Act.

And whereas some of the modifications being of substantial nature, required to be republished under section (29) of the said Act, has not been published by the Planning Committee.

And whereas in accordance with the provision of section 30 of the said Authority is required to submit the said Development Plan to Government for sanction after completing all legal ppformalities within a period of 12 months from date of publication of notice in regard to said Development Plan in Maharashtra Government gazette i.e. 5th December 1997.

And whereas the said authority has submitted the said Draft Development plan to Govt. on 4th December 1999 for sanction under section 30 of the said Act;

And whereas, after considering the remarks of Director of Town Planning, Government find it expedient not to sanction the said Development Plan under Section-31 of the said act but to appoint Planning Committee to prepare a correct base map and republish the proposals of the development plan and the submit the same to Govt. for sanction;

And whereas the Govt. of Maharashtra has appointed a Planning Committee under sub-section 162 of the said Act under the chairmanship of commissioner, Konkan Division Konkan Bhavan, Navi Mumbai.

And whereas the said committee has submitted its report on the draft Development Controls Rules and recommended to approve the said Development Control Rules with Certain modification.

And whereas, Government after making necessary enquiry and after consulting the Director, of Town Planning, Maharashtra State, Pune and after carefully examining the Development Conral Regulations, has decide to sanction Development Control Regulations excluding substantial modification vide its notification no. 1202/460/CR-41/2002/UD-12, dated 16th January 2004.

And whereas, in exercise of powers conferred by sub-section (1) of Section 31 of the said Act, Government of Maharashtra published a Notice bearing No. TPS-1202/460/CR-41/2002/UD-12, Dt. 16th January, 2002 in Maharashtra Government Gazette, (hereinafter referred to as "The said Notice"), for inviting suggestions and objections from person/persons in respect of substantial modifications (hereinafter referred to as "the said Modifications") as given in Schedule II appended to the said Notice within a prescribed period from the date of publication of said Notice in the said Gazette.

And whereas, in exercise of powers conferred by sub-section (1) of Section 31 of the said Act, Government of Maharashtra published a Notice bearing No.TPS-1202/460/CR-41/2002/UD-12, Dt.16th January, 2004 in Maharashtra Government Gazette, dated 16th January, 2004 (hereinafter referred to as "The said Notice"), thereby inviting suggestions and objections from person/ persons in respect of substantial modifications (hereinafter referred to as "the said Modifications") as given in Schedule II appended to the said Notice within a prescribed period from the date of publication of said Notice in the said Gazette;

And whereas, the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, 3rd Floor, C.B.D.Belapur, Navi Mumbai, Pin-400 614, who has been appointed as Officer under section 31(2) of the said Act by the State Government to hear the persons who have filed objections, and to submit his report in respect of the substantial modifications to Government and whereas, the said Officer has submitted his report to Government;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries, Govt. of Maharashtra is of the opinion that it is necessary to sanction the said modifications in respect of all the remaining substantial modifications;


Now therefore, in exercise of the powers conferred by Sub-Section (1) of Section 31 of the said Act and of all the other powers enabling it in that behalf, the Govt. of Maharashtra hereby :-

- (a) Sanctions the said Development Control Regulations with certain modification made by Govt. are described in Schedule I appended to the Notification.
- (b) Fixes the 18th January 2006 to be a date on which the said Development Control Regulations shall come into force.

NOTES :-

- 1) While submitting the development proposal to the planning authority, the Applicant / Architect / Engineer shall take into account the Development Control Regulations sanctioned in English version only. The Planning Authority shall scrutinize every development proposal with due regards to Development Control Regulations sanctioned in English Version only.
- 2) Marathi version of Development Control Regulations is published by Planning Authority under section 26 of the said Act is for information only. In case of dispute, provisions of English version will prevail.

By Order and in the name of Govt. of Maharashtra



N. R. Rane
Desk Officer

**DEVELOPMENT PLAN OF KALYAN-DOMBIVLI MUNICIPAL CORPORATION
MODIFICATIONS TO DRAFT DEVELOPMENT CONTROL REGULATIONS
SCHEDULE**

Sr.No.	Rule No.	Page No.	Modification proposed by Govt. as published in Notice no.TPS-1202/460/CR-41/2002/UD-12, Dated 16	Details of EP sanctioned by Govt. U/s 31(1)
1	2	3	4	5
1	66 Appendix M-7.3	129	<p>Following sub regulation No.xiii & xiv after sub regulation No. xii of regulation No.M-7.3 is proposed to be included as follows :</p> <p>xiii) L. P. Gas godown subject to following conditions :-</p> <ol style="list-style-type: none"> 1) Plot area should not be less than 2000 Sq.m. 2) FSI permissible should be upto 0.20 3) Only ground floor structure should be permitted 4) NOC from controller of Explosive and Fire Brigade Authority should be obtained. 5) Conditions imposed by Municipal Commissioner should be followed. 6) Prior approval should be obtained from Divisional Deputy Director of Town Planning. <p>xiv) Research and Development work subject to following conditions :-</p> <ol style="list-style-type: none"> 1) Plot area should not be less than 10Ha. 2) Permissible plinth area shall be 10% of total plot area. 3) Maximum 1% built-up area for office use and maximum of 1% built-up area for servant quarters shall be permissible form total built-up area. 4) Member of staff shall be related to area i.e. 300 Sq.ft. per member/servant. 5) Reserarch and Development of dangerous chemical industries and explosive work is not permissible. 6) Only ground and ground plus one floor structure is permissible. 7) Trees at the rate of 500 trees per hect., should be planted. 8) Even after getting approval, the permission can be treated as cancelled if any of the above conditions is not followed properly. 	<p>Clause No.6 in sub-regulation No.XIII of regulation No.M-7.3 is deleted and remaining regulations are sanctioned as proposed</p>
2.	83(iii)	50,51	<p>Sub regulation No.iii is proposed to be replaced as -</p> <p>iii) Area covered by staircase rooms for stair flights of width 0.75m and above in case of row housing, pent houses and duplexes 1.20 m and above in case of Residential/Commercial buildings and 2m and above incase of assembly halls, area of staircase flights, midlanding and floor landings, staircase passages irrespective of width of staircase subject to payment of premium to be decided by the Municipal Commissioner and without any premium for Government, Semi Government buildings, Educational and Hospital buildings of Charitable Trusts, Architeotural features, Chimneys and elevated tanks of permissible area, area of fire escape stairways and lifts with cantilevered fire escape passages according to the Chief Fire Officer's requirements, Lift roomn, Lift walls, Lift lobbies subject to premium as decieded by Municipal Commissioner.</p>	Sanctioned as proposed

1	2	3	4	5
3.	83 xxiii (New Entry)	52	<p>Note below new sub-regulation No.xxiii is to be inserted.</p> <p>Note: This Rule shall not be applicable for the building proposals where occupancy certificates have been granted prior to issue of the these regulations. Provided further that where a permissible FSI has not been exhausted in the case of existing building and cases decided by the Corporation prior to coming in to force of these modified regulations, provision about the exclusion from FSI computation as in these regulations will be available for construction of remaining balance FSI on site. Also provided further that this rule shall not be applicable for the change in occupancy in existing building after issue of this regulation. Also provided that the extent of exemption under this rule shall not in any case be exceed 30% of permissible FSI.</p>	Sanctioned as proposed, including " All buildings which are constructed from 1996 having width of staircase 1.2 mt, entitled for permissible F.S.I. with premium.
4.	76, 80 Appendix N-1.4 C.i	139	Existing sub-regulation is proposed to be replaced as 100% in the case of Educational / Medical Institutional buildings with the approval of Govt. and 50% for Star category hotels with prior approval of Govt.	Sanctioned as proposed.

5	158-A (New Rule)	77	<p>Special provision for installation for Water Heating Systems is to be proposed as below :-</p> <p>158A. SPECIAL PROVISIONS FOR INSTALLATION OF WATER HEATING SYSTEM :- Solar water heating systems should be made in the building for hospitals, hotels, guest houses, police men/army barracks, canteens, laboratories and research institutions, hostels of school and colleges and other institutes.</p> <ol style="list-style-type: none"> 1) The solar water heating system should be mandatory in the hospitals and hotels, where the hot water requirement is of continuous nature. In these buildings the system must be provided with auxiliary back-up. 2) The use of solar water heating system is recommended in following type of buildings in the Government /Semi-Government and institutional building where the hot water requirement may not be continuous/permanent. <ol style="list-style-type: none"> i) Guest Houses ii) Police men/Army barracks iii) Canteens iv) Laboratory and Research Institutions where hot water is needed. v) Hostels, Schools, Colleges and Other Institutes <p>The Installation of the electrical back-up in all such water heating system shall be optional depending on the nature of requirement of the hot water.</p> <p>It is suggested that solar water heating system of the capacity of about 100 liters per day based on thermosyphon principle with necessary electrical back-up be installed at residential building like hostels.</p> <p>In order to facilitated the installation of solar water heating systems, the new buildings</p>	Sanctioned as proposed with slight modification to include residential building having plinth area 150 sq.mt. and more.
---	---------------------	----	--	---

6.			<p>This sub-regulation is proposed to be replaced as:- (A) New Clause 65(A) shall be added to regulation No.2A as under :-</p> <p>65A) Information Technology Establishment :- "Information Technology Establishment means an establishment which is in the business of development of IT software, IT Hardware, IT services, IT enabled services as defined below:</p> <p>a) IT Software: IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.</p> <p>b) IT Hardware: IT Hardware shall cover such industrial units as may be decided by the Director of Industries.</p> <p>c) IT services and IT Enabled Services: These include various IT Services and are defined by the IT Task force of the Government of India as follows:</p> <p>"IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition"</p> <p>The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services (Appendix-II) which is to be updated from time to time".</p>	Sanctioned as proposed
	96 (New Entry)	59	<p>96. iv) The above restriction as stated in table no. 8 any telematic equipment storage erection facility can have a height as required for effective functioning of that system.</p>	
	83 (New Entry)	52	<p>(C) Following new Entry shall be added at the end of Regulation No.83</p> <p>xxiii) Covered antenna / dish antenna communication tower will be allowed to be erected free of FSI if used for Telecom (basic cellular or satellite telephone) or ITE purposes, which shall includes the equipment relating to earth station, V-Sat., Routes, Transponders and similar Information Technology related structures or equipment.</p>	
	66 Appendix M-2 (new Entry)	111	<p>(D) Following new Entry shall be added at the end of Regulation No.66/Appendix No.M-2/(R-2 Zone)</p> <p>xxxiv) Notwithstanding anything contained in these regulations, Information Technology Establishment (pertaining to software only) on the plots/premises fronting on roads having width more than 9 (Nine) mtrs.</p>	
	66 Appendix M-6.1 (New	121	<p>(E) Following entry shall be added at the end of Appendix No.M-6.1 :-</p> <p>Note 3) Information Technology Establishment shall</p>	

- 1) All such buildings where solar water heating systems are to be installed with have open sunny roof area available for installation of solar water heating system.
- 2) The roof loading adopted in the design of such buildings should be atleast 50kg per sq.m. for the installation of solar water heating system.
- 3) Solar water heating system can also be integrated with the building design. These can earlier be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The collectors should be facing south. However, for only winter use the optimum inclinations of the collector would be (latitude + 15 degrees of the south). Even if the collector are built in the south facing vertical wall of the building the output from such collectors during winter month is expected to be within 32% outputs from the optimum inclined collector.
- 4) All the new buildings to be constructed shall have an installed hot water line from the roof top and also insulated distribution pipelines to each of the points where hot water is required in the building.
- 5) The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the buildings. The norms for hospitals, hotels and other functional buildings are given below :

Type of Buildings	Per capita capacity recommended Liters per day
1	2
1) Hospitals	100
2) Hotels	150
3) Hotels and other such buildings	35
4) Canteen	As required.
5) Laboratory and Research Institutions	As required.

- 6) An open area of 3 sq.m. would be required for installation of a collector which supply about 100 litres of water per day. At least 60% of the roof area may be utilised for installation of the system
- 7) The specification for the solar water heating system laid down by the Ministry of Non Conventional Energy Sources can be followed. Flat plate collector conforming to IS No. 12933 shall be used in all such solar water heating systems

<p>Entry)</p> <p>66 Appendix M-6.2 (New Entry)</p>	<p>124</p>	<p>be permitted in I-1 Zone and service Industrial Estates on all plots fronting on roads having width more than 12m</p> <p>(F) Following Entry shall be added at the end of Appendix M-6.2 :-</p> <p>xxxvi) Information Technology Establishment shall be permitted in I-2 Zone on all plots fronting on roads having width more than 12m.</p>	
<p>66 Appendix M-7.3 (New Entry)</p>	<p>129</p>	<p>(G) Following Entry shall be added at the end of Appendix M-7.3 :-</p> <p>xv) Development of Information Technology Establishment (pertaining to software only) with ancillary residential development shall be allowed in Green Zone (G-1) subject to following conditions :-</p> <p>a) The total FSI shall not exceed 0.5</p> <p>b) Residential Development shall not have FSI of more than 0.15</p> <p>c) Construction of ITE/ancillary residential use may be permitted (in a suitable location so as to keep as much of remaining space open) upto 15% on 50% of area of the plot. On remaining 50% of plot, trees shall be planted at the rate of 500 trees per ha.</p> <p>d) Subdivision of land shall be permitted with area of plot so subdivided being not less than 4000 sq.m.</p> <p>e) Building of Information Technology Establishment:</p> <p>The Commissioner may permit the floor space indices to be exceeded by 100%, subject to following conditions, in respect of -</p> <p>a) All IT and ITES units in Public IT Parks.</p> <p>b) All registered IT and ITES Units located in Private IT Parks, approved by Director of Industries in the State. However, in case of green zone (G1) No such additional FSI shall be allowed.</p> <p>Conditions:</p> <p>(i) Additional FSI to IT/ITES units would be available only upon full utilisation of basic admissible FSI.</p> <p>(ii) Additional FSI to IT/ITES units would be available to IT/ITES Parks duly approved by the Directorate of Industries.</p> <p>(iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as</p>	

- (iv) 25% the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the said Authority.
- (v) The premium so collected by the Planning Authorities shall be primarily used for development/ up gradation of off site infrastructure required for the IT/ITES park and the utilization of this premium shall be monitored by the empowered committee
- (vi) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the said Planning Authority shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority.
- (vii) Users/Services ancillary to the IT/ITES:**
While developing site for IT/ITES with additional FSI, users ancillary to the principal user, as may be approved by the Directorate of Industries shall also be allowed.

7	Appendix P Sr.No.I (C) Public Housing (PH) and Housing for Dishoused (HD)	165 Mun i- Cipa 1 Corp orati on Publi c/Sem i Publi c Autho rity or Owne r	<p>This Sub-regulation is proposed to be replaced as :- A public, Semi-public authority may develop the land after acquiring it in accordance with law</p> <p>OR</p> <p>The owner may develop the land subject to condition that -</p> <p>i) While laying out the land, 50% plots shall be minimum size as prescribed in these regulations and plots of such minimum areas equivalent to 10% of the area of the total land under lay out shall be handed over free of cost to the Municipal Corporation.</p> <p>ii) If Owner proposed to construct multistoried building, atleast 50% of the tenements shall of 30 Sq.mt. in area. The Owner shall surrender free of cost, 10% of the tenements out of these tenements having area of 30 Sq.mt. to the Corporation.</p> <p>FSI equivalent to the land / built-up area to be surrendered free of cost as aforesaid, shall be available to the owner on the remaining plot, over and above the normal permissible F.S.I.</p> <p>The Municipal Corporation may allot these 10% plots / tenements for the purpose of rehabilitation of persons displaced from sites reserved for public purpose or amenities in the Development Plan.</p>	Sanctioned as proposed. The words in column No. 2 and "Housing for Dishouse" (H.D.) is deleted as it is approved in serial No. 10.
8	Appendix W-14	201	<p>Sub-Regulation No.14 is proposed to be replaced as :- The F.S.I. of receiving plot shall be allowed to be exceeded by not more than 80% (D.R.generated from road widening or reservations) of the net plot area resulting into maximum F.S.I. of net plot area as 1.8</p>	Sanctioned as proposed
9	Appendix W-10	200	<p>Existing sub-regulation No.10 is proposed to be replaced as -</p>	Sanctioned as proposed only the sentence "Roads

			<p>The DRCs in Kalyan Corporation area can be used as below.</p> <p>DRCs to be issued on the :-</p> <table><tr><th>Reserved lands in planning Sector No.</th><th>The planning Sector where the DRCs can be received</th></tr><tr><td>1</td><td>1,3,4,4A,5,6&7</td></tr><tr><td>2</td><td>2,3,4,4A,5,6&7</td></tr><tr><td>3</td><td>3,4,4A,6&7</td></tr><tr><td>4, 4A</td><td>3,4,4A,6&7</td></tr><tr><td>5</td><td>3,4, 4A, 5,6&7</td></tr><tr><td>6</td><td>6&7</td></tr><tr><td>7</td><td>6&7</td></tr></table> <p>IMPORTANT NOTE: IN SECTOR 1,2 & 5 DRs WILL BE ALLOWED AS FOLLOWS :-</p> <table><tr><td>ROADS HAVING WIDTH MORE THAN 9.0 M & BELOW 12.0 M</td><td>MAX 40% OF NET PLOT AREA</td></tr><tr><td>ROADS HAVING WIDTH 12.0 M & BELOW 15.0M</td><td>MAX 60% OF NET PLOT AREA</td></tr><tr><td>ROADS HAVING WIDTH MORE THAN 15.0 M</td><td>MAX 80% OF NET PLOT AREA</td></tr></table>	Reserved lands in planning Sector No.	The planning Sector where the DRCs can be received	1	1,3,4,4A,5,6&7	2	2,3,4,4A,5,6&7	3	3,4,4A,6&7	4, 4A	3,4,4A,6&7	5	3,4, 4A, 5,6&7	6	6&7	7	6&7	ROADS HAVING WIDTH MORE THAN 9.0 M & BELOW 12.0 M	MAX 40% OF NET PLOT AREA	ROADS HAVING WIDTH 12.0 M & BELOW 15.0M	MAX 60% OF NET PLOT AREA	ROADS HAVING WIDTH MORE THAN 15.0 M	MAX 80% OF NET PLOT AREA	having width more than 9 m and below 12 m is read as Road having width 9 m and below 12 m".
Reserved lands in planning Sector No.	The planning Sector where the DRCs can be received																									
1	1,3,4,4A,5,6&7																									
2	2,3,4,4A,5,6&7																									
3	3,4,4A,6&7																									
4, 4A	3,4,4A,6&7																									
5	3,4, 4A, 5,6&7																									
6	6&7																									
7	6&7																									
ROADS HAVING WIDTH MORE THAN 9.0 M & BELOW 12.0 M	MAX 40% OF NET PLOT AREA																									
ROADS HAVING WIDTH 12.0 M & BELOW 15.0M	MAX 60% OF NET PLOT AREA																									
ROADS HAVING WIDTH MORE THAN 15.0 M	MAX 80% OF NET PLOT AREA																									
10.	69 (v) Appendix -P Sr.No.I(f)	165	In sub-regulation in Column No.4 after word corporation in line no.9 words " free of cost" are to be inserted and words "on payment of the cost of construction plus 15% of the cost of construction" are deleted.	Sanctioned as proposed																						
11.	76 & 80Appendix N-1.1.5	132	The sub-regulation is deleted	Sanctioned as proposed.																						
12.	158 C (New Rule)	77	Following sub-regulation No.158 C after new sub-regulation No.158 B is proposed to be included as follows : 158C:- Whenever diversion road constructed for national highway, state highway & major district road passes through Urban / Industrial or Rural areas then " Building Line " shall be restricted 40 mts. from centre of diversion road & " Control Line " Shall be restricted 75 mtrs. from centre of diversion road.	Sanctioned as proposed and binded according to the rules change from time to time of PWD of Govt. of Maharashtra.																						
13.	158-D (New Rule)	77	Following sub-regulation No.158 D after new sub-regulation No.158 C is proposed to be included as follows :- 158D:- Provisions for Biotechnology Unit 1) Definition of Biotechnology Unit :- The Biotechnology Unit shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other officer authorised by him in this behalf 2) Biotechnology unit is to be allowed in	Sanctioned as proposed including premium also be determined as indicated by the Ready Reckoner as per the category of Municipal Corporations.																						

			<p>Industrial Zone (I.1, I.2 & I.3):</p> <p>Biotechnology unit shall be permitted on all plots fronting on roads having width more than 12 mtrs.</p> <p>3) Additional FSI to Biotechnology unit</p> <p>The Commissioner may permit the floor space indices specified in these rules to be exceeded by 100% in respect of building in independent plots of Biotechnology establishment set up by public Bodies like MHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than 51 % stake of these bodies or lessees of this public bodies having plots exclusively used for Biotechnology units subject to terms and conditions as he may specify Provided in case additional FSI allowed in respect of Biotechnology unit as aforesaid premium as may be determined by Government shall be paid to the Corporation out of which 50 % shall be payable to the Government.</p>	
14.	158 (New Rule)	77	<p>The Rule No. 158 shall be replaced by the following :-</p> <p>158-Facilities for physically handicapped persons</p> <p>Special Amenities and facilities for physically handicapped persons shall be provided as per Appendix X.</p> <p style="text-align: center;"><u>APPENDIX-X</u> (See Regulation No.158) Special facilities for physically handicapped persons.</p> <p>1. DEFINITIONS:</p> <p>1.1 Non-ambulatory Disabilities:- Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.</p> <p>1.2 Semi-ambulatory Disabilities:- Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.</p> <p>1.3 Hearing Disabilities:- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.</p> <p>1.4 Sight Disabilities:- Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.</p> <p>1.5 Wheel Chair:- Chair used by Disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm. X 750 mm.</p> <p>2. SCOPE:</p>	Sanctioned as proposed.

proposed buildings and facilities used by the public.

3. SITE DEVELOPMENT:

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

3.1. **Access path/walk way:-** Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm. wide having even surface without any slope. Slope if any shall not have gradient greater than 5%. Finishes shall have a no slip surface with a texture traversable by a wheel chair. Curbs wherever provided shall blend to a common level.

3.2 **Parking:-** For parking of vehicles of handicapped people, the following provisions shall be made:-

- a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 mt. from building entrance.
- b) The width of parking bay shall be minimum 3.60 mt.
- c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

4. **Building Requirements:** The specified facilities for the buildings for physically handicapped persons shall be as follows:-

1. Approach to plinth level.
2. Corridor connecting the entrance/exit for the handicapped.
3. Stairways.
4. Lift.
5. Toilet.
6. Drinking Water.

4.1 **Approach to Plinth Level:-** Every building should have atleast one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

4.1.1. **Ramped Approach:-** Ramp shall be finished with no slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12. Length of ramp shall not exceed 9.0 mt. Having 800 mm. High hand rail on both sides extending 300 mm. Beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

4.1.2. **Stepped Approach:-** For stepped approach size of tread shall not be less than 300 mm. And maximum riser shall be 150 mm. Provision of 800 mm. High hand rail on both sides of the stepped approach similar to the ramped approach.

4.1.3.Exit/Entrance Door:- Minimum clear opening of the entrance door shall be 900 mm. And it shall not be provided with a step that obstructed the passage of wheel chair user. Threshold shall not be raised more than 12 mm.

4.1.4.Entrance Landing:- Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 x 2000 mm. Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

4.2 Corridor Connecting the Entrance/Exist for the Handicapped:- The corridor connecting the outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:-

- (a) The minimum width shall be 1500 mm.
- (b) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
- (c) Hand rails shall be provided for ramps/slope ways.

4.3 Stair Ways:- One of the stair-ways near the entrance/exist for the handicapped shall have the following provisions:-

- (a) The minimum width shall be 1350 mm.
- (b) Height of the riser shall not be more than 150 mm. And width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- (c) Maximum number of risers on a flight shall be limited to 12.
- (d) Hand rails shall be provided on both sides and shall extend 300 mm. On both sides and shall extend 300 mm. On the top and bottom of each flight of steps.

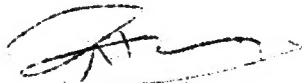
4.4 Lifts:- Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions:

Clear internal depth : 1100 mm.
Clear internal width : 2000 mm.
Entrance door width : 900 mm.

- (a) A hand rail not less than 600 mm. Long at 1000 mm. Above floor level shall be fixed adjacent to the control panel. Also, switch control shall be at an operating height equal to that of hand rails.
- (b) The lift lobby shall be of an inside measurement of 1800 x 1800 mm. or more.
- (c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 M/sec.
- (d) The interior of the case shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exist is either open or closed.

- | | | | |
|--|--|--|--|
| | | | <p>4.5 Toilets:- One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped:-</p> <ul style="list-style-type: none">(a) The minimum size shall be 1500 x 1750 mm.(b) Minimum clear opening of the door shall be 900 mm. and the door shall swing out.(c) Suitable arrangement of vertical/horizontal handrails with 50 mm. Clearance from wall shall be made in the toilet.(d) The W.C. seat shall be 500 mm. from the floor. <p>4.6 Drinking Water:- Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.</p> <p>4.7 Designing for Children:- In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrail and others fittings and fixtures etc.</p> |
|--|--|--|--|

By Order and in the name of Governor of Maharashtra


(N. R. Rane)
Desk Officer